



Planning Board Agenda

Town of Swansboro

Tuesday, January 07, 2025

I. Call to Order

II. Approval of Minutes

- a. December 3, 2024 Regular Meeting Minutes

III. Business

- a. **CAMA Future Land Use Map Amendment for parcels on W Corbett Ave from RA to Suburban Town Center**
Presenter: Rebecca Brehmer, CFM, CZO, Town Planner

Flybridge Swansboro LLC has submitted an application for a future land use map amendment. The amendment proposed would change the site located at 1481 W Corbett Ave from a RA (rural/agricultural) designation to a Suburban Town Center designation.

Recommended Action: Motion to recommend approval or denial of proposed amendment to the CAMA Land Use Plan Map, changing the site from a RA (rural/agricultural) designation to a Suburban Town Center designation to the Board of Commissioners.

- b. **Zoning Map Amendment to rezone parcels on W Corbett Ave from RA to B-1 Conditional Zoning**
Presenter: Rebecca Brehmer, CFM, CZO, Town Planner

Flybridge Swansboro LLC seeks a conditional rezoning for +/- 38.92 acres on parcels of land identified as Tax Parcel ID 019494 and 027733, from RA (Rural/Agricultural) to B-1 CZ (business conditional zoning) to develop a proposed multi-family and commercial project.

Recommended Action: Motion to recommend approval or denial of the requested conditional rezoning, including the Comprehensive Plan Consistency Statement and draft ordinance to the Board of Commissioners based on recommendation of previous land use plan amendment and to be based on the site plan submitted and conditions proposed by developer.

- c. **UDO Text Amendment to § 152.016 Definition of Basic Terms and § 152.267 Computation of Sign Area**
Presenter: Rebecca Brehmer, CFM, CZO, Town Planner

After the discovery of a discrepancy in UDO Sections 152.016 Definitions of Basic Terms for the definition "Sign, Area Of" and 152.267 Computation of Sign Area (C) when it comes to calculating the square footage allowed on a sign, a text amendment to these sections is proposed for consistency.

Recommended Action: Motion to recommend approval of the UDO text amendment to Section §152.016 Definitions of Basic Terms and Section §152.267 Computation of Sign Area, along with the Comprehensive Plan Consistency Statement.

IV. Chairman/Board Thoughts/Staff Comments

V. Public Comments

VI. Adjournment